

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R27904

Property Information

property address: 704 EDMORE
legal description: GARDEN ACRES, LOT 62
owner name/address: HIGGINBOTHAM, MARY E
704 EDMORE DR
BRYAN, TX 77802-4003

full business name: _____
land use category: single family residential type of business: _____
current zoning: RD-5 occupancy status: occupied
lot area (square feet): 16,140 frontage along Texas Avenue (feet): n/a
lot depth (feet): 162.87 sq. footage of building: 2,834
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
lot width: 95.99

Improvements

of buildings: 2 building height (feet): 13 # of stories: 1
type of buildings (specify): both wood; house & shed/garage
building/site condition: 3 - house in good condition; shed in moderate condition; needs landscaping upkeep
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: good condition
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: needs upkeep - front yard (now)

Outside Storage

☒ yes ☐ no (specify) Shed/garage
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
